



King County

**King County Comprehensive Plan
Executive Recommended
East Redmond Rural Neighborhood Subarea Plan**

**Department of Development and Environmental Services
December 30, 2005**

Summary

King County Ordinance 15028, which adopted the 2004 update of the King County Comprehensive Plan (KCCP), also included additional work plan items to be completed in 2005. One of these work items is a request to complete a subarea plan that addresses whether or not the existing rural neighborhood at the intersection of the Redmond – Fall City Road and 236th Avenue NE should be expanded.

Rural neighborhoods are small commercial developments, or in some cases, historic towns or buildings, that are too small to provide more than convenience shopping and services to surrounding residents. They generally do not have services such as water supply or sewage disposal systems any different from those serving surrounding rural development. Examples of rural neighborhoods include the store at Stillwater on the Carnation-Duvall Road, the Cottage Lake shopping area at the intersection of Avondale Road and the Woodinville – Duval Road, and the intersection of Redmond – Fall City Road and 236th Avenue NE, the subject of this subarea plan.

It should be noted that only one nearby property owner has requested a change in land use in recent years. That property, tax lot 2125069019, is located about 1500 feet to the west of this rural neighborhood on the south side of the Redmond – Fall City Road (see the attached map showing nearby tax lots). Since this property filed a docketed request in 2002 for a land use change, it will be specifically addressed in this subarea plan. Additional requests for commercial land use and zoning were made at the community meeting described below. These requests were also addressed by this subarea plan and are highlighted on the attached parcel map.

Public Process

A community meeting was held on December 14, 2005 at Alcott Elementary School. Property owners within a 500' radius of the Rural Neighborhood were notified. In fact, the 500' radius was run three times: from the east and west margins of the Rural Neighborhood, and from a point corresponding to tax lot 2125069019, 1200 feet to the west of the rural Neighborhood. About 50 property owners were notified of the public meeting, as were the Cities of Redmond and Sammamish.

About 15 people attended the public meeting. Four attendees were Banks family members and their representative, who requested a commercial designation for tax lot 2125069019, which is on the south side of the Redmond-Fall City Road about 1200' west of the west margin of the Rural Neighborhood.

Eight other attendees represented three additional property ownerships also seeking commercial designations. These include the Thompson property group of four parcels on the Northeast corner of the intersection of Redmond-Fall City Road and 236th Avenue NE. Mr. Thompson also owns a fifth parcel between the Banks property and the Williams Pipeline property for which he is seeking a commercial designation. There is also a parcel directly to the south of the intersection of the Redmond-Fall City Road and 236th Avenue NE (tax lot 2225069072). The other ownership is the Banks-Buckles Family Partnership (tax lots 1525069096 and 2225069023). Tax lot 1525069096 is adjacent to the west margin of the Rural Neighborhood; the other tax lot is already within the Rural Neighborhood.

There were also two or three people from nearby rural residential areas and a representative of Councilmember Lambert in attendance.

Applicable King County Comprehensive Plan Text and Policies:

R-409 The rural neighborhoods designated on the Comprehensive Plan Land Use Map are small-scale business areas that should provide convenience shopping and services for the surrounding community. No new rural neighborhoods are needed to serve the Rural Area. Expansion of the boundaries of the existing rural neighborhoods shall not be permitted except through the subarea plan process.

The designated rural neighborhoods shown on the Land Use map are:

Bear Creek: Cottage Lake and Redmond-Fall City Road/236th NE

East King County: Greenwater, Baring and Timberlane Village

Enumclaw: Cumberland, Krain's Corner and Newaukum

Newcastle: Coalfield and East Renton Plateau

Snoqualmie: Preston and Stillwater

Tahoma/Raven Heights: Maple Valley, Hobart, Ravensdale and North Cedar Grove Road

Vashon: Burton, Dockton, Tahlequah, Portage, Heights Dock, Jack's Corner,

Vashon Center, Vashon Service Center, Vashon Heights and Maury Island Service Center.

The policies in this section are based on a recognition of the limited size of most rural neighborhoods, the limited utilities and other services available to them, and a desire to preserve their existing character and relationship to the surrounding rural community.

CP-208 The Northwest Pipeline office and maintenance shop is an existing use and is recognized by this plan as providing a needed service to the area. This 6.5 acre site may redevelop for pipeline utility and/or school bus base uses exclusive of major maintenance functions that are compatible with the surrounding rural development and agricultural uses. Redesignation of additional properties in the immediate vicinity of Northwest Pipeline for manufacturing park uses or other urban uses shall not be permitted.

Note: The Northwest Pipeline office referenced in policy CP-208 is now the location of the Williams Pipeline company.

F-249 Public sewer expansions shall not occur in the Rural Area and on Natural Resource Lands except where needed to address specific health and safety problems threatening the existing uses of structures or the needs of public schools or public school facilities. Public sewers may be extended, pursuant to this policy, only if they are tightlined and only after a finding is made by King County that no reasonable alternative technologies are technologically or economically feasible. Utility providers shall ensure, through a signed agreement between the school district and the utility provider, that any sewer service permitted for the school district is designed only to serve public schools or public school facilities. Public sewers which are allowed in the Rural Area or on Natural Resource Lands pursuant to this policy shall not be used to convert Rural Area land or Natural Resource Lands to urban uses and densities or to expand permitted nonresidential uses.

Alternatives Under Consideration

In this case, the alternatives to be considered are straightforward: Should the existing rural neighborhood be expanded, and if so, where should this expansion occur?

No evidence has been submitted to King County to indicate there is a shortage of shopping opportunities in this area. In addition to the existing commercial development within this rural neighborhood, there is a convenience store and gas station at the intersection of Redmond – Fall City Road and 244th Avenue NE that also serves this area. Significant shopping opportunities exist to the west, within the City of Redmond. There is also a community scale shopping area to the south, within the City of Sammamish at 228th Avenue NE and Inglewood Hill Road.

Tax lot 2125069019 is located about 1500 feet to the west of the existing rural neighborhood, on the opposite side of the Redmond – Fall City Road. The property owner, the Banks family, submitted a docket request for commercial zoning in 2002. This property has been developed with auto related nonresidential uses for many years. This property and adjacent properties are designated and zoned rural. The auto related uses are presumed to be legal nonconforming uses, that is, uses that were legally established prior to the application of land use and zoning designations by King County. In addition to the Banks request described above, there are now three more property ownerships requesting a commercial designation at this location (see the attached parcel map).

There are other nonresidential uses between Sahalee Way and 236th Avenue NE. For the most part, these nonresidential uses are also located on land that is designated and zoned rural. However there are two parcels zoned industrial (the Williams Pipeline offices) on the south side of Redmond – Fall City Road, within the area being addressed by this subarea plan.

Analysis and Conclusions

King County Comprehensive Plan policy R-409 defines rural neighborhoods as small scale business areas that provide convenience shopping and other services for the surrounding community. The existing rural neighborhood is serving this purpose. There is an existing gas station and convenience store to the east at 244th Avenue NE that also serves this area.

Additional commercial development opportunities in this immediate area would compete with the existing shopping area, perhaps to the detriment of the existing commercial uses. Again, no evidence has been submitted that there is a shortage of commercial development in this area, particularly the type of commercial development to only serve nearby rural areas as called for by policy R-409. There is therefore no demonstrated need for additional commercial development in this area.

Looking at the larger geographic area, including downtown Redmond to the west and the community shopping center within Sammamish to the south, this area has ample shopping opportunities. Major new shopping opportunities beyond what is needed to server the needs of nearby rural areas, should occur within these cities as envisioned by the Growth Management Act, the Countywide Planning Policies, and the King County Comprehensive Plan.

Expansion of the rural neighborhood to the south is not practical due to the downhill slope from Redmond – Fall City Road and the presence of Evans Creek and related wetlands. It was pointed out at the public meeting that a small portion of tax lot 2225069072 is adjacent to the road and at the same grade as the Redmond-Fall City Road.

To the east are four parcels on the corner of 236th Avenue NE and Redmond – Fall City Road, comprising the Thompson property group. Beyond that property there is a steep uphill bank along Redmond – Fall City Road, making access very difficult. Properties to the north are not adjacent to Redmond – Fall City Road and are developed with single family residences.

King County Comprehensive Plan policy CO-208 refers specifically to the industrial zoned land on the south side of Redmond – Fall City Road, between the existing rural neighborhood and tax lot 2125069019. This policy was adopted as part of the East Sammamish community plan and carried forward as part of the KCCP. This policy does not support additional industrial or other urban land use designations in the vicinity of the Williams Pipeline property.

Inclusion of tax lot 2125069019 within the existing rural neighborhood at 236th NE and Redmond – Fall City Road would extend the rural neighborhood about 1500 feet to the west and across Redmond – Fall City Road. Such an expansion would affect four intervening parcels, including the Williams Pipeline property, more than doubling the size of the existing rural neighborhood if they were all included in the rural neighborhood. This would cause commercial strip development along the Redmond – Fall City Road, and could potentially have adverse impacts on Evans Creek, located to the south of these properties.

The existing Rural Neighborhood is 10.4 acres in size, and serves the needs of the surrounding rural neighborhoods. Taken together, all of the proposed new commercial designations total 38.7 acres. This would be nearly a four-fold expansion of the existing Rural Neighborhood, which would be inconsistent with the scale of development called for by King County Comprehensive Plan policy R-409.

At the December 14 community meeting, some of the property owners and their representatives mentioned possibly tapping into the existing sewer tightline serving a nearby elementary school to also serve their proposed commercial expansion. Sewer service to a Rural Neighborhood is also inconsistent with the King County Comprehensive Plan policy F-249.

Executive Recommendation:

No expansion of the Rural Neighborhood or change in land use or zoning is warranted at this location.